



DESIGN REVIEW BOARD MEETING AGENDA

Thursday, September 15, 2016

Brian Anderson, Chairman
Ben Palmer, Vice Chairman

Bob Deardorff
Greg Froehlich

Brian Johns
Darrell Truitt

Gilbert Municipal Center
Council Chambers
50 E. Civic Center Drive
Gilbert, AZ 85296

Study Session: 4:00-5:00
Regular Hearing: 5:30 P.M.

TIME	AGENDA ITEM	BOARD ACTION
	CALL TO ORDER STUDY SESSION	
4:00 P.M.	1. ST16-05 - Whitewing at Germann Estates - Seven (7) new standard plans (Plans: Cadiz, Belamour, Cholla, Trovilla, Solandra, Castillo, Pradera) by Toll Brothers on 101 lots, on approximately 79.70 acres, generally located east and west of Reseda Street on the south side of Germann Road, zoned Single Family-10 (SF-10). Ashlee MacDonald (480) 503-6748	
	2. DR16-34 - Deseret Industries Bishop's Storehouse - Approval of site plan, landscape plan, grading and drainage, elevations, floor plan, lighting, colors and materials for the construction of a 16,313 square foot food distribution center and family services counseling office area, located on approximately 10.5 acres, just east of the southeast corner of Williams Field Road and Val Vista Drive, in the Regional Commercial (RC). Nichole McCarty (480) 503-6747	
	3. DR16-21 - CST Corner Store #1681/Valero - Site plan, landscape, grading and drainage, elevations, floor plan, photometrics, colors and materials for approximately 2.91 acres, generally located at the southeast corner of Val Vista Drive and Queen Creek Road zoned Shopping Center (SC) with a Planned Area Development (PAD) overlay. Amy Temes (480) 503-6729	
	4. DR16-28 - Home 2 Suites - Site plan, phasing plan, site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 5.73 acres, generally located at the southeast corner of Val Vista Drive and Market Street zoned Regional Commercial (RC) with a Planned Area Development (PAD) overlay. Amy Temes (480) 503-6729	

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	<p>5. DR16-30 - Offices at Somerset - Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 2.8 acres, generally located at the southeast corner of Somerset Boulevard and E. Pecos Road and zoned Community Commercial (CC). Bob Caravona (480) 503-6812</p>	
	<p>6. Discuss any revisions to the agenda including but not limited to changes to conditions, changes to placement of items on the published agenda.</p>	
	ADJOURN STUDY SESSION	
5:30 P.M.	CALL TO ORDER REGULAR MEETING	
	ROLL CALL	
	7. APPROVAL OF AGENDA	
	<p>8. COMMUNICATIONS FROM CITIZENS</p> <p>At this time, members of the public may comment on matters not on the agenda. The Board's response is limited to responding to criticism, asking staff to review a matter commented upon, or asking that a matter be put on a future agenda.</p>	
	<p>PUBLIC HEARING (CONSENT)</p> <p>Consent Public Hearing items will be heard at one Public Hearing. After the Consent Public Hearing, these items may be approved by a single motion. At the request of a member of the Board or Staff, an item may be removed from Consent Calendar and may be heard and acted upon separately. Other items on the agenda may be added to the Consent Public hearing and approved under a single motion.</p>	
	<p>9. DR16-18 - Howland Guadalupe TEC - Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for an approximately 1.56 acre site, located at the southeast corner of Higley and Guadalupe Roads, and zoned Neighborhood Commercial (NC). Ashlee MacDonald (480) 503-6748</p>	Hearing; possible action by MOTION
	<p>10. DR16-19 - Shops C at SanTan Village Marketplace, Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for .5 acres generally located at the northeast corner of Market Street and Pecos Road and zoned Regional Commercial (RC) with a Planned Area Development (PAD) overlay. Amy Temes (480) 503-6729</p>	Hearing; possible action by MOTION

	AGENDA ITEM	BOARD ACTION
	<p>11. DR16-20 - Assyrian Church of the East - Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 1.02 acres, generally located north of the northeast corner of N. Recker Road and E. Houston Avenue and zoned Single Family-43 (SF-43). Bob Caravona (480) 503-6812</p>	Hearing; possible action by MOTION
	<p>12. DR16-24 - Mountain America Credit Union - Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 0.82 acres, generally located at the southwest corner of S. Gilbert Road and Rivulon Boulevard and zoned Regional Commercial (RC) with a Planned Area Development (PAD) overlay. Bob Caravona (480) 503-6812</p>	Hearing; possible action by MOTION
	<p>13. DR16-25 - Gilbert Christian Schools - Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 8.72 acres generally located on the northeast corner of Greenfield and Ryan Roads and zoned Single Family - 43 (SF-43). Ashlee MacDonald (480) 503-6748</p>	Hearing; possible action by MOTION
	<p>14. ST16-04 - The Encore at Northshore (formerly Enclave at Northshore) - Six (6) new standard plans (Plans 1, 2, 3, 4, 5 and 6) by Mattamy Homes on 76 lots (Lots 1-76), on approximately 18.6 acres, generally located north of the northeast corner of McQueen Road and Elliot Road, zoned Single Family - Detached (SF-D) with a Planned Area Development overlay. Nathan Williams (480) 503-6805</p>	Hearing; possible action by MOTION
	<p>PUBLIC HEARING (NON-CONSENT)</p> <p>Non-Consent Public Hearing items will be heard at an individual public hearing and will be acted upon by the Board by a separate motion. During the Public Hearings, anyone wishing to comment in support of or in opposition to a Public Hearing item may do so. If you wish to comment on a Public Hearing Item you must fill out a public comment form, indicating the item number on which you wish to be heard. Once the hearing is closed, there will be no further public comment unless requested by a member of the Board.</p>	
	<p>15. None</p>	Hearing; possible action by MOTION
	ADMINISTRATIVE ITEMS	
	<p>16. Minutes - Consider approval of the August 11, 2016 study session and regular meeting minutes.</p>	Discussion; possible action by MOTION
	COMMUNICATIONS	
	<p>17. Report from Chairman and members of the Board on current</p>	

	AGENDA ITEM	BOARD ACTION
	events.	
	18. Report from Council Liaison.	
	19. Report from Planning Manager on current events.	
	ADJOURN	Motion to ADJOURN

Persons needing any type of special accommodations are asked to notify the Town Clerk's Office at (480) 503-6871 at least 72 hours prior to the meeting.